



KANSAS STATE HISTORICAL SOCIETY

CENTER FOR HISTORICAL RESEARCH

120 West Tenth ▪ Topeka, Kansas 66612-1291 ▪ 913/296-3251
FAX #913/296-1005

KANSAS MUSEUM OF HISTORY

6425 South West Sixth ▪ Topeka, Kansas 66615-1099 ▪ 913/272-8681

Certification of State Register Listing

The Register of Historic Kansas Places includes all Kansas properties nominated to the National Register as well as lower threshold properties which are listed on the state register only.

Property Name: William Maunder House

Address: 616 North 9th Street, Kansas City, Kansas 66101

Legal: The North 70 feet of Lots 1, 2, 3, 4 and 5, in Block 161, in Northup's Addition,
an addition now in and a part of Kansas City, Wyandotte County, Kansas

County: Wyandotte County

Owner: Cynthia Ann Scott Smith

Address: 616 North 9th Street, Kansas City, Kansas 66101

National Register eligible _____

State Register eligible X

This property was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on August 28, 1993.

I hereby certify that this property is listed on the Register of Historic Kansas Places.



State Historic Preservation Officer

Date Sept. 7, 1993

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Maunder, William T., House

historic name

other names/site number

2. Locationstreet & number 616 North 9th Street☐ not for publicationcity, town Kansas City☐ vicinitystate Kansascode KScounty Wyandottecode 209zip code 66103**3. Classification**

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

1

Noncontributing

 buildings sites structures objects1 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously

listed in the National Register N/A**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National Register. ☐ See continuation sheet.☐ determined not eligible for the National Register.☐ removed from the National Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

Work in Progress

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation stonewalls wood/weatherboardroof asphalt

other _____

Describe present and historic physical appearance:

The William T. Maunder residence was built in 1895 at 616 North 9th Street, Kansas City, Kansas. The house is two and one-half stories in height, wood frame with a covering of clapboard, atop a relatively high foundation of rough faced cut stone. The house has a gabled roof with the principal gable running north-south and slightly smaller secondary gables on the east and the west. There are no dormers, but there are attic windows in the gable ends, the one in the north gable being a full Palladian window. The floor plan is irregular, but with very restrained projections, in keeping with the style which is Queen Anne/Free Classic. The site is a corner lot, on the southwest corner of North 9th Street and Grandview Boulevard. With its corner location, the principal facade faces east toward 9th Street while the most prominent secondary facade faces north toward Grandview Boulevard. A one story entry porch wraps the corner where these two facades intersect; this porch has been altered (see below), but not to the detriment of property's historic or architectural integrity.

To the casual observer, the plan of the Maunder residence would appear to be a modified L, with a projecting wing or bay on the south half of the principal, 9th Street facade. As noted, a wrap-around porch (later modified) was set into the angle of the L. Originally the porch was of wood,

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with eight brick piers supporting attenuated wood columns in the Tuscan style. Above the columns was a fully developed classical frieze. The roof of the porch was hipped, with a very shallow pitch, and supported a smaller, inset porch or balcony on the second floor level. This balcony in turn is roofed by an east-facing classical pediment, supported by two columns that are slighter versions of those originally found on the ground floor.

To the left of the porch, on the east front of the L, is a slightly projecting bay which diminishes in size as it goes up, with a tripartite window on the ground floor and a paired window on the second floor level. The form and ornamentation of this bay combines the Eastlake style with classical features relating to the porch. On the lower level, the tripartite window is actually a very flat octagonal bay set within the rectangular framework. There are leaded transoms at both the first and second floor levels.

On the north facade to the right of the porch is a second two-story bay, bowfronted and uniform in width with three curved windows at each level. Again, the detailing is classical though the form is not. Unlike the east bay, that on the north is asymmetrically placed to the right of center. To the left, midway between the bay and the porch, is a round-topped window illuminating the middle landing of the interior stair. As noted, a large Palladian window is centered in the gable end at the third floor level above. A second, rear entry porch of wood wood, considerably less elaborate than the front porch is inset at the northwest corner of the house.

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The south and west facades are considerably plainer than the two street frontages. The south facade is flat except for a very shallow octagonal bay just to the right of center. This rises through two stories. The center window on the first floor may have replaced an earlier door, but there is no adequate verification of this, or for the south porch that this would presumably have given access to.

On the west front, there is a centrally placed rear porch with two corner piers, separate from the porch at the north west corner referred to above. Above this on the second floor level there is an enclosed porch which may date from the house's conversion to apartments but which seems consistent in material and detailing with the main body of the house.

On the interior, on the first floor the rooms pinwheel around the center with no interior hallway. Instead, a stair hall occupies the northeast corner at the entry. This is by far the most architecturally interesting element on the interior. The open cantilevered stair begins to the right of the door and ascends through the full three stories, with landings on the south side of the hall on the second and third floor levels. Due to the differing exterior and interior configurations at each level, the placement of the stair advances and recedes as it rises, creating a memorable spatial experience.

To the west of the stair hall on the first floor is a parlor oriented north-south, with the northern rounded bay as its exterior wall. A bath and kitchen occupy the west, rear end of the house, with a service stair connecting to the second floor and a second stair to the basement.

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The living room, by far the largest on the first floor, occupies the southeast quadrant of the house and is connected to the stair hall, parlor, and kitchen by interior doors. This may have originally been two rooms, with a dining room in the west half adjacent to the kitchen. This theory is supported by the presence of the south bay at this end of the room, as well as the residence's one fireplace. The latter is centered on the room's west wall, adjacent to the kitchen door. It has a fairly elaborate, carved wooden mantle, with a mirror set into the upper part and a tile surround with a decorative bas relief panel set just above the opening. Together with the stair, this is the only elaborately decorative piece in the house. All the mouldings are simple and low key, with plain plastered wall surfaces.

On the second floor, rooms are grouped on either side of an east-west center hall. On the south side are three rooms corresponding to the living room, presumed dining room, and kitchen below. On the north side there is a room over the parlor, then two smaller rooms that may originally have been a bathroom and a maid's or cook's room. The center hall opens directly at its west end to the enclosed rear porch, possibly originally a sleeping porch. The third or attic floor is a single large space, although separated from the landing by a wall and doorway.

Thus, in form the house is essentially Queen Anne in style, with its varied, interlocking elements, although it lacks the elaborate shingling and dominant chimneys often associated with the Queen Anne. The detailing is almost all of classical inspiration, however. In fact, the classical elements are so strong that one tends to overlook their very un-classical

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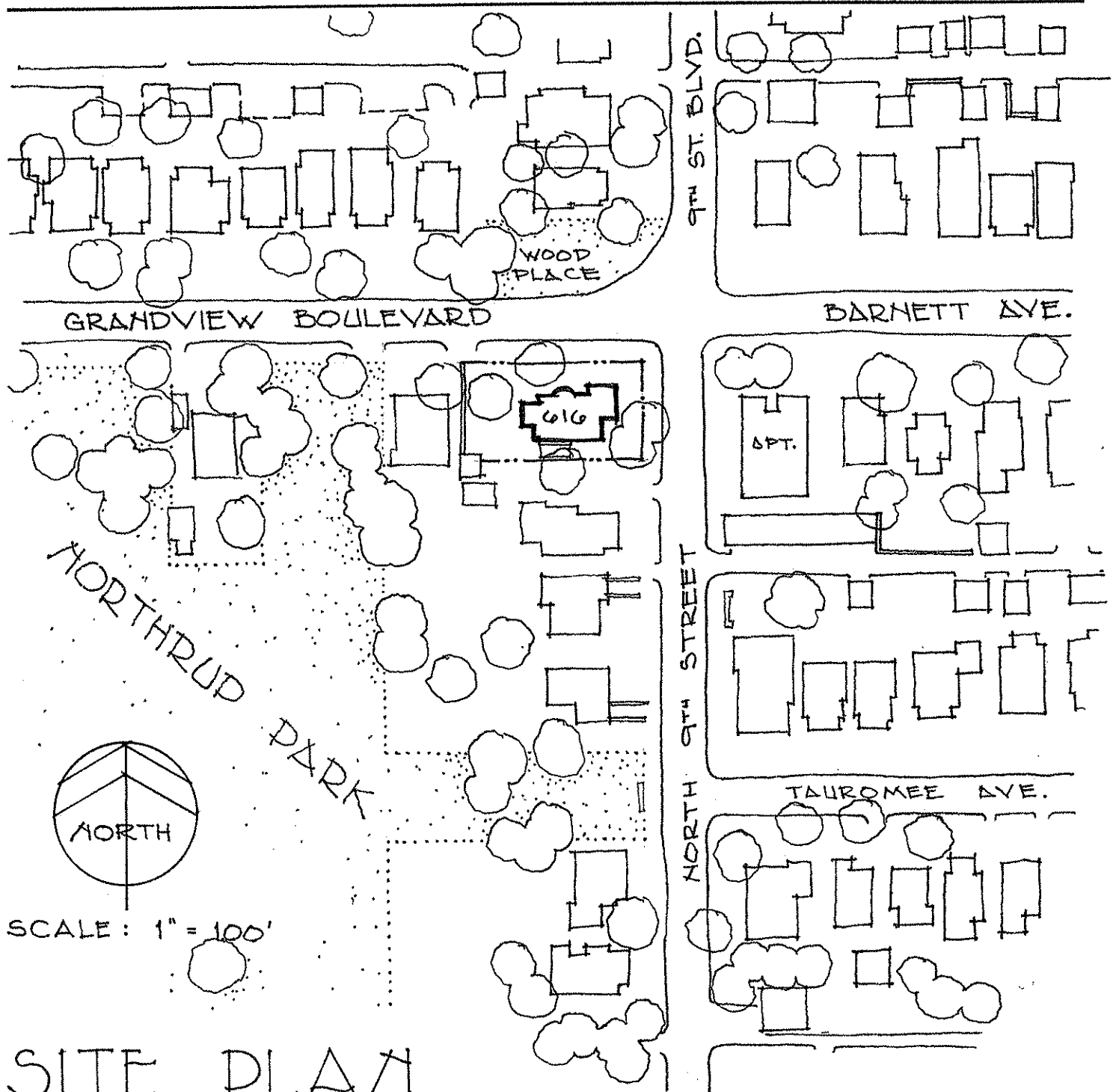
arrangement. The house therefore seems to stand midway in the evolution between the Queen Anne and the more historically precise Colonial Revival. This mixture, sometimes called the Queen Anne/Free Classic, was not at all uncommon even well into the 'teens of the new century, and is quite characteristic of Gowans' comfortable house. It is probable that the design was to Maunder as being an up-to-date example of the Colonial style. It is also possible that it was architect-designed, but the seeming inconsistencies in the design make it more probable that it was the work of a skilled local builder.

One significant change has been made in the Maunder house. At some point between 1911 and 1930, the lower portions of the front porch were removed and replaced with a much more substantial stone version, with six columns rather than nine. The hipped roof became a low pitched gable facing north, but the second floor balcony was unchanged. The alteration was obviously carefully thought out, and actually seems more in keeping with the solid mass of the house than did the previous, rather attenuated version of the porch.

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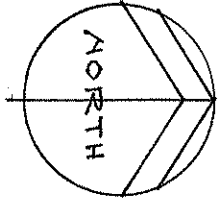
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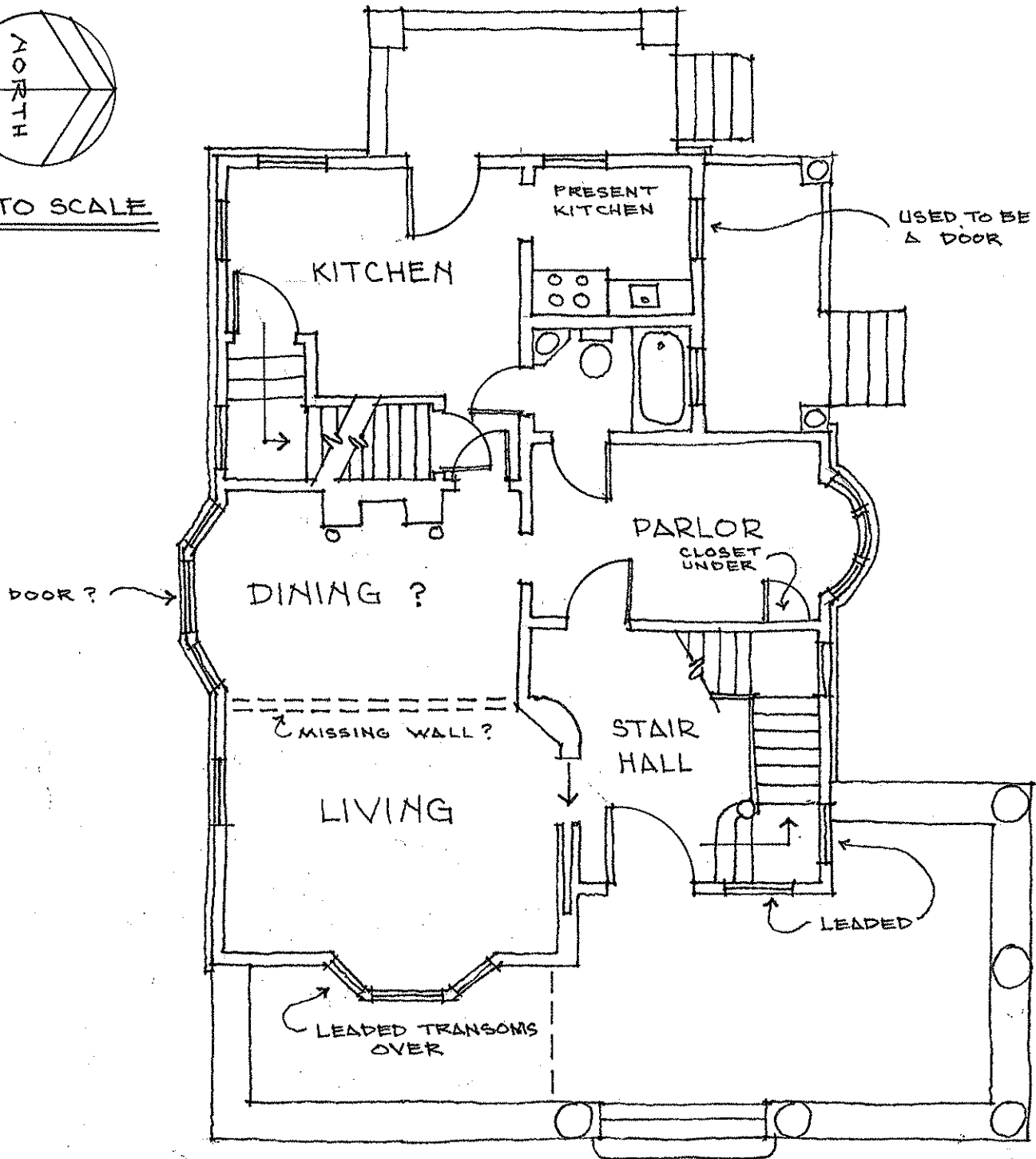
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NOT TO SCALE

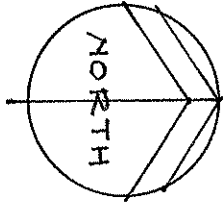


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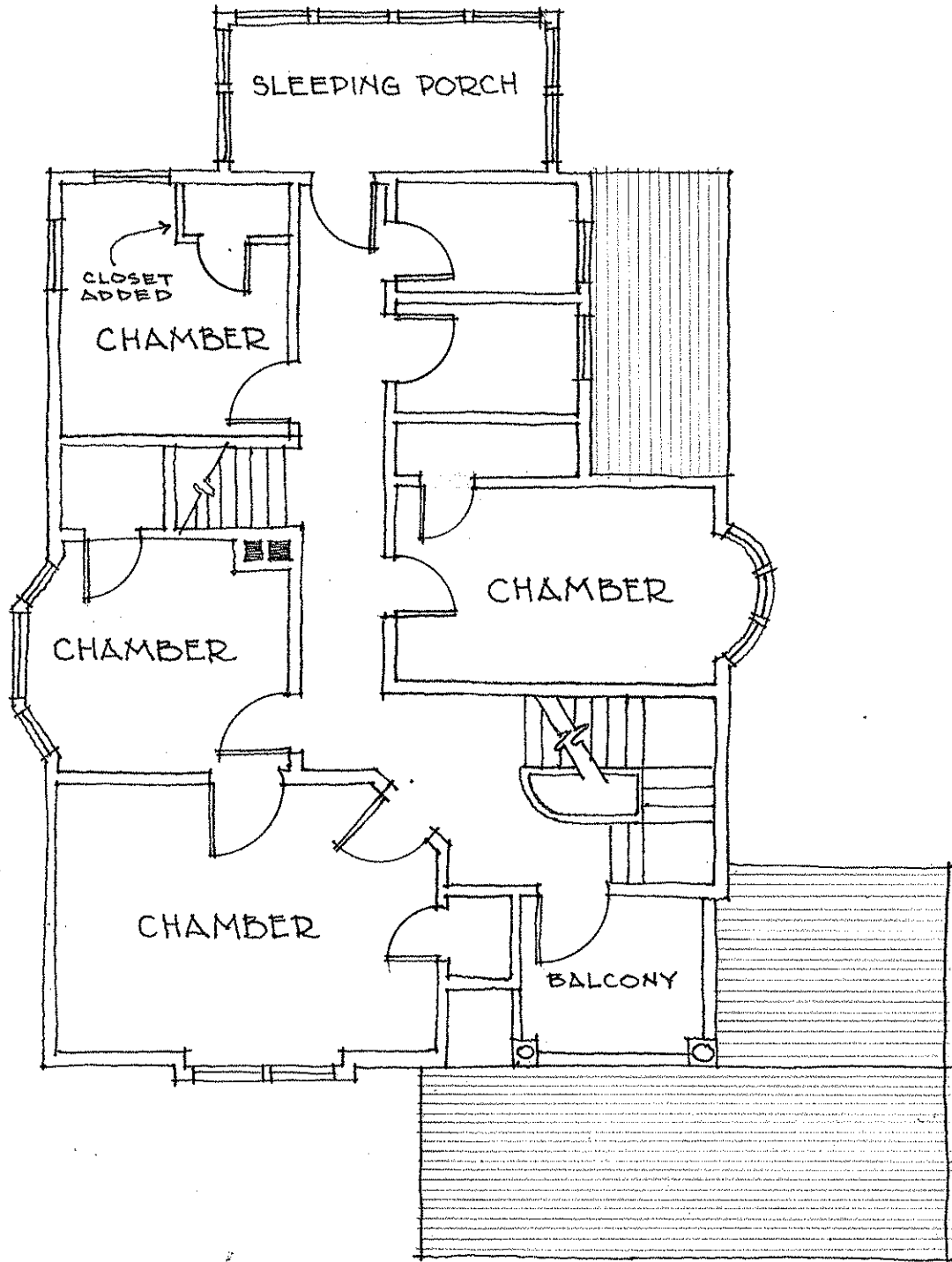
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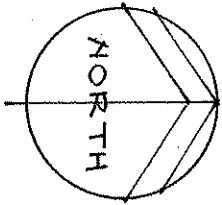


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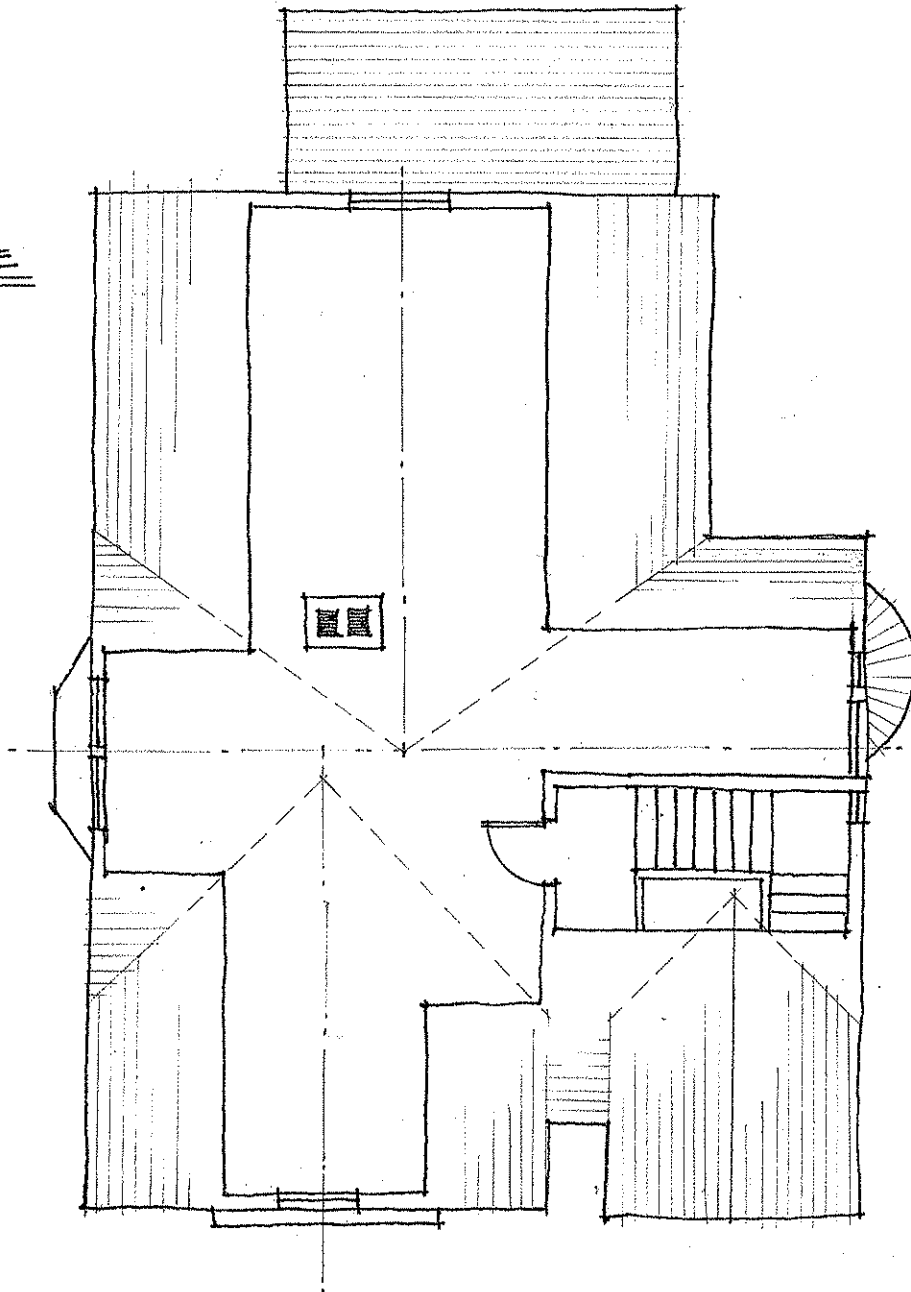
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NOT TO SCALE



ATTIC FLOOR

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Commerce

Politics/Government

Architecture

Period of Significance

1895 - 1930

Significant Dates

1895

Cultural Affiliation

Significant Person

William T. Maunder

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The William T. Maunder residence, built in 1895 at 616 North 9th Street in Kansas City, Kansas, is being nominated under National Criteria B, as being associated with the life of a person significant in the history of Kansas City, Kansas, a merchant and civic activist who played a prominent role during the city's period of greatest prosperity and growth. It is also being nominated under Criteria C, as a distinctive example in Kansas City, Kansas of a particular building type and period. It was one of the first and most distinguished of a group of impressive houses built along a three-block stretch of 9th Street just south of downtown Kansas City, Kansas in the years preceding World War I. It represents a transitional period in American domestic architecture characterized by what historian Alan Gowans has termed "the comfortable house", solid in workmanship and materials, open and sunny in layout, centrally heated, equipped with many built-in amenities, and widely varied in style. This was the housing of an expanding middle and upper-middle class, of whom William T. Maunder was in many ways an exemplar.

☒ See continuation sheet

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William Thomas Maunder was born in Coburg, Ontario, Canada in 1865, the son of R. S. Maunder, an English immigrant. William was the third of six children. His father was a contractor and builder, trained as a carpenter but specializing in brick and stone work, whose business took him throughout the United States and Canada. William reportedly showed an aptitude for business quite early in life. His first job was as a \$2.50-a-week delivery boy for a grocery store in Grand Rapids, Michigan. He was promised a new suit but helped his employer establish a profitable feed sales business as a new sideline for the store.

In 1879, he came to Kansas City, Kansas with his father, who had contracted to build about twenty-five houses. The younger Maunder worked at lathing houses, then decided to go into business for himself. Setting up as a contractor, within six months he had a crew of 15 men working for him. Although a promising beginning, the venture must eventually have proved to be unsuccessful for by 1883 the eighteen-year-old Maunder was in Denver. There he learned the trade of trunk maker which would influence the direction of his later business career.

In 1886, Maunder returned to Kansas City, Kansas. At that point the two Kansas Citys were booming with new business ventures and major construction projects. Despite the heady atmosphere, Maunder started small, buying the cigar stand in the old post office at 520 Minnesota Avenue. Within a few years the post office facility moved and Maunder rented the now-vacant space, establishing the mercantile business that would bring him success. The 1890 city directory describes the business as

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stationer, but as with most stationery stores of the period he also handled books, trunks, and leather goods, the latter an outgrowth of his Denver apprenticeship. On October 17, 1887, Maunder married Lulu Williams, daughter of Dr. and Mrs. Thomas J. Williams. His business prospered despite the 1893 Panic and ensuing depression, and by 1895 he was briefly joined in partnership by his brother Richard C. Maunder, the business being renamed Maunder Bros. Books and Stationery.

It was at this point that the thirty-year-old Maunder decided to build a new house suitable to rising position in the community. The property he purchased was at the southwest corner of 9th Street and Barnett Avenue, in Northup's Addition to Kansas City, Kansas. The property had originally been part of the Wyandott allotment of Hiram M. Northrup and his wife, Margaret Clark Northrup. When Wyandott City was platted, first in 1857 and then in 1859, Northrup declined to sell his sizable holdings to the town company and withheld a substantial portion of the property from the platting process. The large tract south of Barnett Avenue continued as an outparcel until the boom years of the 1880s, when its value had increased markedly. Northrup finally platted his property on May 25, 1888, with a grid layout that was essentially a continuation of the original Wyandott City plat. Hiram M. Northrup died on March 22, 1893, and Maunder subsequently purchased five lots, numbers 1 through 5 of Block 161, from the estate.

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Maunder's new property measured 122' along Barnett by 124' along 9th Street. He retained the north 70' of the five lots for his own use, and soon sold the remaining 54' to the south. It seems probable that the house at 610 North 9th, on the southern portion of the property, was built by Maunder prior to the sale, but this has yet to be confirmed. It shows a number of stylistic similarities to the Maunder house next door, although on a slightly less expensive scale. By 1896 it was the home of Albert L. Berger, attorney for the Metropolitan Street Railway Company.

Construction began on the Maunder house in late 1894 or early 1895, and was essentially complete by August, 1895. Maunder's fortunes continued to prosper following the completion of his house. When the Commercial National Bank was organized in 1897, the comparatively young Maunder was made a director, a position he would continue to hold. By 1901 he had renamed his firm W. T. Maunder and Co., expanded his stock to include wallpaper, paints, and athletic goods, moved the business to 632-634 Minnesota Avenue in the heart of downtown, and taken on Bradford Dougherty as a partner. In 1906 he became vice president of the newly organized Kansas Trust Company. He was one of the founders of the Commercial Club, fore-runner of the Chamber of Commerce, and played an active role in both the YMCA and Wyandotte Masonic Lodge No. 3.

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Although a quiet man, avoiding politics and generally content to let others take credit for civic projects he was involved in, he nevertheless served a brief term as a city commissioner. Following the 1913 city election, it was discovered that three-term Street Commissioner Otto Anderson was still a citizen of Denmark rather than the United States. Maunder was subsequently appointed to fill out Anderson's term, but declined to run for office in 1915.

The neighborhood surrounding Maunder's house also prospered, particularly the three blocks of North 9th Street south of Armstrong. Among the more notable houses to be built was the home of attorney T. J. White at 608 North 9th, the previously mentioned Berger house at 610, the house of attorney M. L. Alden with its pair of Jacobean gables at 723, and the somewhat later but no less impressive home of Dr. Richard C. Lowman at 816 North 9th. To the west of the Maunder house on Barnett were the homes of judges E. L. Fischer and Van B. Prather, at 926 and 928 respectively. Immediately adjacent on the west, at 915 Barnett, was the German Deaconess Home. This house was subsequently sold to architect David B. Peterson in 1928.

Construction of the Maunder and Berger houses was apparently somewhat of a catalyst for this area of quality development. Another factor may have been the establishment of a park and boulevard system in 1907, laid out by noted landscape architect and planner George E. Kessler. One of the first boulevards to be designed was Grandview Boulevard, running south along 9th Street from Minnesota Avenue to Barnett, then turning west at

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Barnett and continuing its course west and south to City Park. Where the boulevard turned west at 9th and Barnett, the turning was marked by a small parklet on the northwest corner called Wood Place. This assured that the Maunder house on the southwest corner would continue to occupy a site of particular prominence. To the west of the Maunder house and its 9th Street neighbors, the area was further enhanced by the establishment of Northrup Park.

The neighborhood remained prosperous through the 1920s, and Maunder gradually left the mercantile business in the hands of his partner, Bradford Dougherty, while he concentrated on his civic and financial interests. By 1911 the firm had become The Maunder-Dougherty Mercantile Co., and by 1926 Maunder had essentially retired from the firm. The business became the Dougherty Stationery Co. in 1929.

Maunder's civic involvement continued. He was instrumental in the Chamber of Commerce's purchase of the Elks Club Building in 1918, and played a major role in the construction of the present Wyandotte County Courthouse. He was a strong supporter of the idea of relocating the courthouse to the area of the city's proposed civic center, and was the originator of the idea of choosing the architect through an invitational competition. He was subsequently named to the Advisory Committee overseeing the competition and subsequent construction, along with P. W. Goebel, Fred Robertson, Dr. C. C. Nesselrode, and J. A. Clancey.

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After residing in the same location for some 35 years, Maunder and his wife finally decided to sell the house and move. St. Paul's Protestant Episcopal Church, in which he and his wife Lulu were quite active had moved to a site in Westheight Manor in 1927. Maunder had headed a fund-raising campaign which resulted in the new building. Moreover, several of the men with whom he had served on the Courthouse Advisory Committee had built houses in Westheight. In 1930 Maunder followed suit, building a new house in the Tudor style at 2010 Washington Boulevard. William T. Maunder died in his new home on July 5, 1942, and was buried in Highland Park Cemetery. At the time of his death he was president of Commercial National Bank and the Interstate Building and Loan Association. Lulu Maunder died on September 3, 1962, at the age of 96, and was buried beside her husband.

In the 1930s, the area around the Maunder house entered a long, slow decline. In the early 1940s the area was rezoned for apartments, and many of the older houses, including the Maunder residence, were subsequently divided into rental units. More recently, a number of houses such as those of Alden and Lowman have been converted to office use. Should this latter trend be handled with sufficient sensitivity, it is possible that William T. Maunder's fine house on North 9th Street, together with its neighbors, may yet see the next century in something like their former grace and style.

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The Maunder house is thus an exemplar of the period from 1886 to about 1910, when Kansas City, Kansas grew from a relatively small city to what was then the largest urban center in the state of Kansas. With this growth came the expansion of middle and upper middle classes, active in the city's affairs and desiring up-to-date housing in the latest styles and incorporating modern amenities. William T. Maunder and his house are outstanding examples of the time and place, when a man's economic rise in the community was expressed in both the house he built and in the assumption of civic responsibility.

Given the size of the house and the previous conversion of other houses in two block radius on 9th St. to office use, in 1989 the present owner decided to pursue a change of zone from R.P.5 apartment to C.O. non-retail office. The zoning change was tentatively approved subject to approval of Local Landmark designation. Landmark designation was approved on March 1, 1990, followed by approval of the change of zone to C.O. non-retail offices on March 7, 1990. At the present time the owner plans to reside on the third floor and convert the first two floors to office use, with only minimal changes in interior/exterior. To date no changes have been carried out.

9. Major Bibliographical References

Andreas, A. T. History of the State of Kansas. Chicago: A. T. Andreas, 1883.

anonymous. "Beautiful Homes in Kansas City, Kansas." The Gazette Globe, January 26, 1911.

City directories for Kansas City, Kansas, 1887-88 et. seq.

Connelley, William E. History of Kansas: State and People. 5 vols. Chicago and New York: The American Historical Society, Inc., 1928.

Gowans, Alan. The Comfortable House: North American Suburban Architecture 1890-1930. Cambridge and London: The MIT Press, 1986.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acres of property .20 acres

UTM References

A

Zone	Easting	Northing

B

Zone	Easting	Northing

C

Zone	Easting	Northing

D

Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

The North 70' of Lots 1 through 5, Block 161, Northrup's Addition to Kansas City, Kansas, a subdivision in Kansas City, Wyandotte County, Kansas.

☐ See continuation sheet

Boundary Justification

The boundary includes the single ownership occupied by the property in question, conforming to the original property at the time of construction and occupation.

☐ See continuation sheet

11. Form Prepared By

name/title Larry K. Hancks

organization Planning and Zoning Division, City of K.C.K. date February 15, 1993

street & number 701 North 7th Street telephone (913) 573-5750

city or town Kansas City state Kansas zip code 66101

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Bibliography (continued)

Harrington, Grant W. Historic Spots or Mile-Stones in the Progress of Wyandotte County, Kansas. Merriam, Kansas; The Mission Press, 1935.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Obituary, Lulu Maunder. The Kansas City Kansan, September 4, 1962.

Obituary, Lulu Maunder. The Kansas City Star, September 4, 1962.

Obituary, William T. Maunder. The Kansas City Kansan, July 6, 1942

Water Permit No. 1332, June 6, 1895.